

Subject: 2019 Assessment
From: John Walker <john@thescbd.com>
Date: 06/01/2018 12:55 PM
To: Dennis Rader <dennis.rader@lacity.org>

Hello Dennis -

I did the 2018 Assessment and then sent it over to the Engineer/Consultant we are using for our renewal to make sure it was correct. The one I sent to him showed "no changes" but after he researched to confirm the Parcels, he found new information so, you are receiving 2 Assessment databases.

Please confirm which one we should be using?

Below is a note and back-up information from the consultant:

Dennis/Eugene - there are no assessment rate increases proposed for the Studio City BID Assessment Roll for LA County Property Tax Year 2018-19 (BID Operating Year 2019). We are submitting two versions of the proposed 2018-19 Studio City BID Assessment Roll. The reason for two versions is because during recent BID parcel research, it was discovered that within Tract Map #5896 several APN parcels were re-configured by LA County including 4 parcels within the Studio City BID. As a result, the County has reassigned APNs for these 4 affected parcels (See details below). While these reconfigurations show in new 2018 Assessor parcel maps for this area, they do not appear yet in the public data records. Thus, we're not sure when the County will officially recognize the new APNs so we've prepared two versions of the 2018-19 Assessment Roll, one showing no APN and assessment changes, and a second incorporating the APN and assessment changes.

When they become applicable, here are the details of the reconfigurations and new assessment calculations - the net result of these changes is an overall assessment levy decrease of \$401.97:

Assessor Map Book and Page 2384-022

Deleted APNs: 2384-022-019 and 2384-022-020

New APNs: 2384-022-051 and 2384-022-052

Note: New APN "051" now only fronts a residential street Sunswept Dr. and shall not be considered part of the Studio City BID and will not be assessed

The new assessment for "052" is computed as follows:

Land area = 9,102 Sq Ft x \$0.035 (Zone 1 land area rate) = \$318.57
Frontage = 121 LF x \$19.25 (Zone 1 Ventura Blvd frontage rate) = \$2,329.25
Total 2018-19 assessment = \$2,647.82

Assessor Map Book and Page 2384-023

Deleted APNs: 2384-022-047 and 2384-022-053

New APNs: 2384-022-056 and 2384-022-058

The new assessment for "056" is computed as follows:

Land area = 10,294 Sq Ft x \$0.035 (Zone 1 land area rate) = \$360.29
Frontage = 88 LF x \$19.25 (Zone 1 Ventura Blvd frontage rate) = \$1,694.00
Total 2018-19 assessment = \$2,054.29

The new assessment for "058" is computed as follows:

Land area = 10,679 Sq Ft x \$0.035 (Zone 1 land area rate) = \$373.77
Frontage = 102 LF x \$19.25 (Zone 1 Ventura Blvd frontage rate) = \$1,963.50
Total 2018-19 assessment = \$2,337.27

Thank you,

Ed Henning, BID Consultant and Assessment Engineer
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— Attachments:

Studio City 2018-19 BID Assessment Roll - with APN changes.xlsx	18.7 KB
Studio City 2018-19 BID Assessment Roll - no APN changes.xlsx	18.7 KB
LogoProposalMarch Signature.jpg	16.9 KB
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Twitter Icon.png	983 bytes